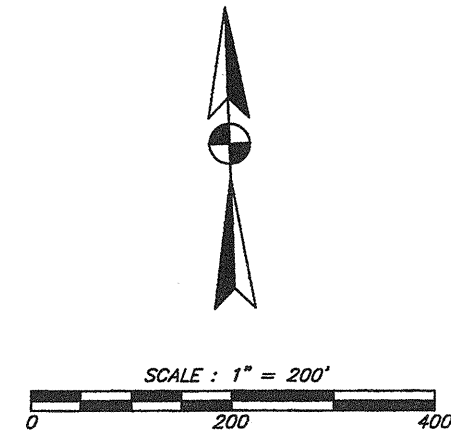


LOCATION MAP
SCALE: 1" = 2000'

PIONEER GLEN

A MASTER PLANNED RESIDENTIAL COMMUNITY

MASTER DEVELOPEMENT PLAN



34.487 ACRES
MARGARET C. CONDR
VOL. 6555, PG. 480 DR
VOL. 1021, PG. 66 DR

52.00 ACRES
R.C. WISDOM
VOL. 1797, PG. 311 DR
VOL. 912, PG. 365 DR

PROPOSED
MASTER THOROUGHFARE PLAN
120' R.O.W.

52.778 ACRES
JOHN J. LEY ET UX
VOL. 3371, PG. 185 RPR
VOL. 912, PG. 365 DR

52.778 ACRES
JOHN J. LEY ET UX
VOL. 3371, PG. 185 RPR
VOL. 912, PG. 365 DR

50 ACRES
FRANK APPELWHITE III
VOL. 2774, PG. 777 RPR
VOL. 912, PG. 365 DR

74.502 ACRES
LEONOR GALVAN
VOL. 2774, PG. 777 RPR

10.0 ACRES
MAXINE V. KIMREY ET VIR
VOL. 4228, PG. 824 RPR

PHASE 2 - 16.09 AC.
65 LOTS

PHASE 1 - 21.76 AC.
47 LOTS

PHASE 5 - 11.68 AC.
23 LOTS

PHASE 3 - 14.00 AC.
60 LOTS

PHASE 4 - 23.87 AC.
86 LOTS

PHASE 6 - 26.38 AC.
72 LOTS

PHASE 7 - 41.33 AC.
149 LOTS

TOTAL AREA 155.10

TOTAL LOTS 502

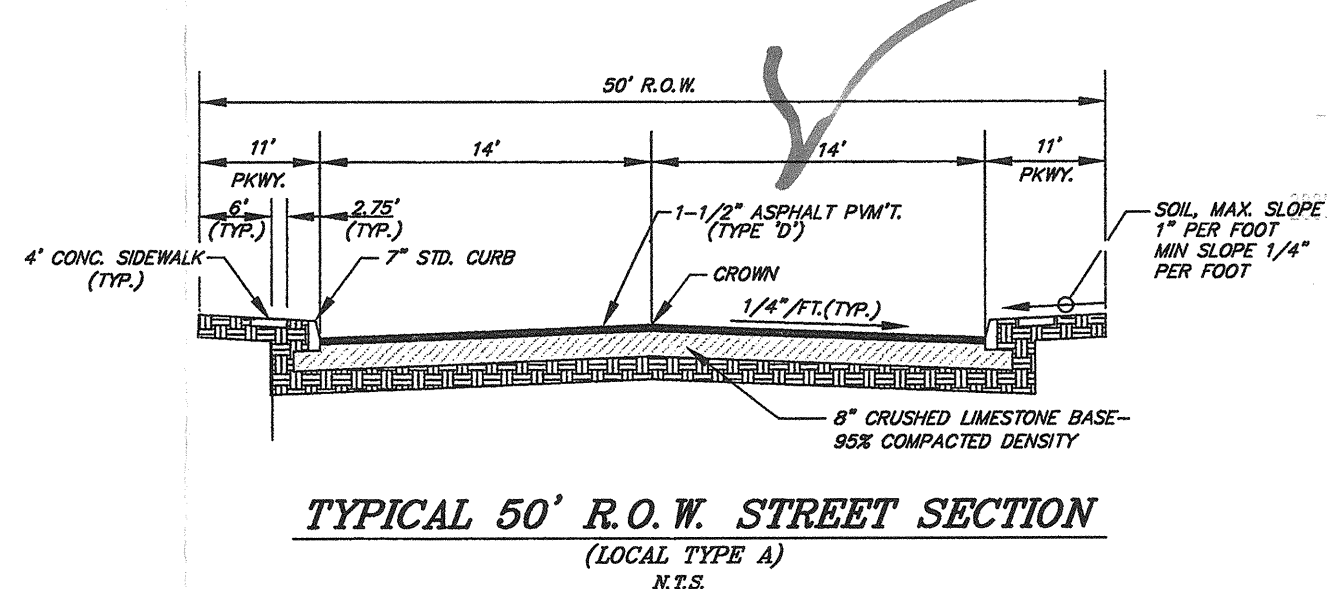
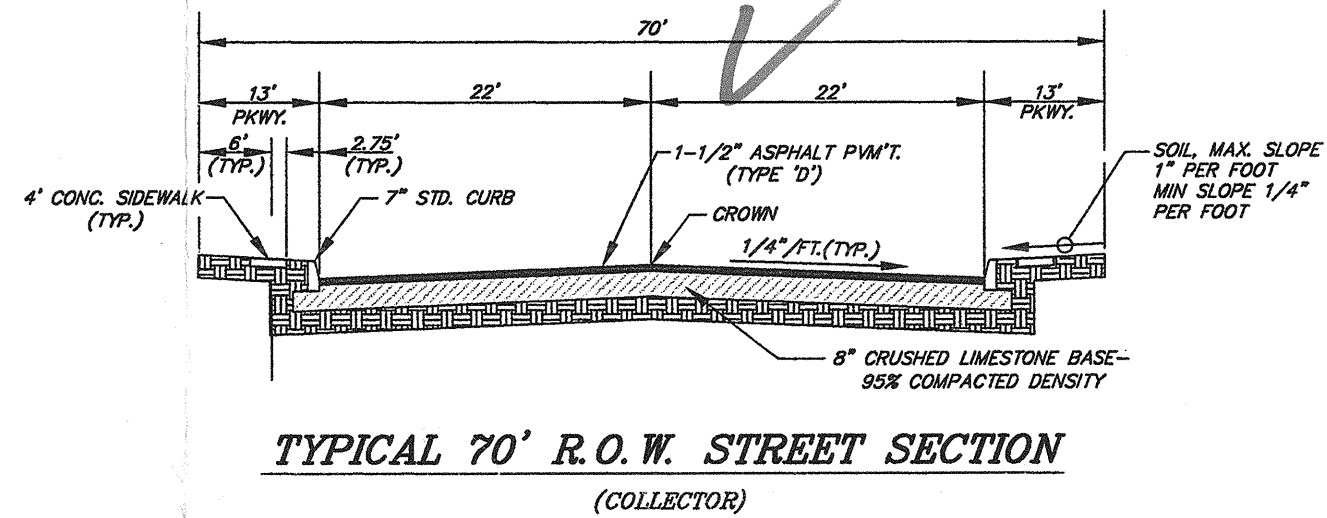
INTERNAL CONNECTIVITY
RATIO 1.42

35-515(b)(3) BLOCK
Length - Review my TPA
local A's east of proposed thoroughfare

35-506(c) CLASSIFICATION
HIERARCHY OF PARKS
LOCAL A around my
TH to LOCAL B/
LOCAL B STREET west
of proposed thoroughfare

35-506(c)(2)
Preparation of Street to
the north

35:8101
LOCAL B AROUND
PARK AREA (PER TH.)
ANNOATE MISP Phase
ROADPLAIN LIMITS
ANNOATE ROW DM.
ON THOROUGHFARE
(PROPOSED RE-ALIGNMENT
OF NEAL RD. 120' ROW)



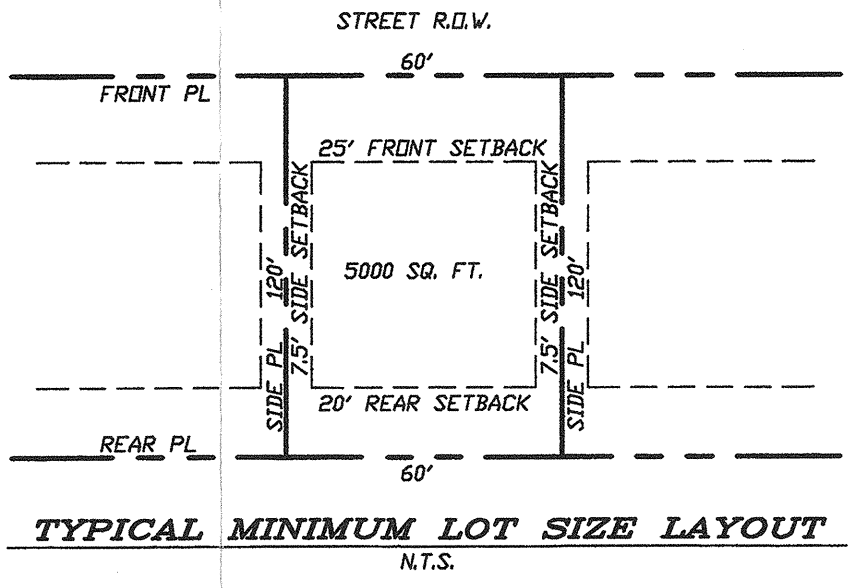
PREPARED: JUNE 2, 2004

OWNER/DEVELOPER:
ESTATE OF WILLIAM T. MILLER
430 SOUTH SANTA ROSA
SAN ANTONIO, TEXAS 78207

ENGINEER:
ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
140 HEIMER ROAD, SUITE 617
SAN ANTONIO, TEXAS 78232

The floodplain limits on this Master Development plan are estimated and subject to change. Approval of subdivision plats associated with this Master Development Plan is subject to the review and approval of a Storm Water management Plan in accordance with Appendix b, Section 35-B119 of the city of San Antonio Unified Development Code.

OWNER/DEVELOPER: ESTATE OF WILLIAM T. MILLER
ENGINEER: ALAMO CONSULTING ENGINEERING & SURVEYING, INC.



DEVELOPMENT PHASE SCHEDULE	EST. CONST. START DATE	AC.
1	12/05	21.76
2	04/06	16.09
3	10/06	14.00
4	03/07	23.87
5	09/07	11.68
6	02/08	26.38
7	06/08	41.33

DETENTION POND TABLE	DETENTION POND	AC.	PHASE
1	1A	1.42	5
2	1B	1.65	5
3	1C	1.51	7
4	1D	1.00	2
5	1E	0.99	2
6	1F	0.91	1

OPEN SPACE TABLE	OPEN SPACE/PARK	AC.	PHASE
1	1A	1.96	5
2	1B	1.94	5
3	1C	1.97	7
4	1D	2.20	4

PHASE	AC.	LOTS	SUMMARY TABLE	OPEN SPACE AC.	DETENTION POND AC.
1	21.81	47	2.16	1.96	0.91
2	16.09	65	4.94	1.94	1.59
3	14.00	60	4.95	1.94	1.59
4	23.86	86	3.50	2.20	3.07
5	11.68	23	1.53	1.94	2.51
6	26.34	72	2.73	1.97	2.51
7	41.33	149	3.61	1.97	2.51
TOTAL	155.10	502	3.23	7.17	8.48

GENERAL NOTES:

IF A PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE HPO NOTIFIED.

SIDEWALKS WILL BE INSTALLED IN PUBLIC ROW PER UDC ARTICLE 5, DIVISION 2:35-506(Q).

155.10 ACRES TOTAL

PRIVATE PARKS TO BE MAINTAINED BY H.O.A. IN ACCORDANCE WITH UDC PAC 35-503.

OPEN SPACE PROVISION AND MAINTENANCE PLAN

THE OPEN SPACE AND PARKLANDS SHALL BE OWNED BY THE HOMEOWNER'S ASSOCIATION (HOA). SAID HOA SHALL BE RESPONSIBLE FOR MAINTENANCE THEREOF. THE "OPEN SPACE/PARKLANDS" SHALL GENERALLY REMAIN IN A NATURAL STATE. VEGETATION CONTROL SHALL BE AT THE DISCRETION OF THE HOA, BUT AT A MINIMUM SHALL BE INSPECTED ON A YEARLY BASIS FOR SIGNS OF PUBLIC HEALTH CONCERNS AND THE REMOVAL OF TRASH AND DEBRIS. ADDITIONAL IMPROVEMENTS, SUCH AS TRAILS, PLAYGROUNDS, MEETING FACILITIES, ETC. CAN BE PROVIDED AT THE DISCRETION OF THE HOA.

TWO OFF STREET PARKING SPACES SHALL BE PROVIDED FOR EACH LOT.

BASIS OF BEARING IS STATE PLANE

DENOTES EXISTING 100 YR. FLOOD AREA AS PER THE FLOOD INSURANCE RATE MAP DATED 02/16/86.

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
140 HEIMER RD., STE. 617, SAN ANTONIO, TX. 78232
PHONE: (210)828-0691 FAX: (210)824-3055

PIONEER GLEN
MASTER DEVELOPEMENT PLAN
SITE PLAN
CITY OF SAN ANTONIO
BEXAR COUNTY
TEXAS

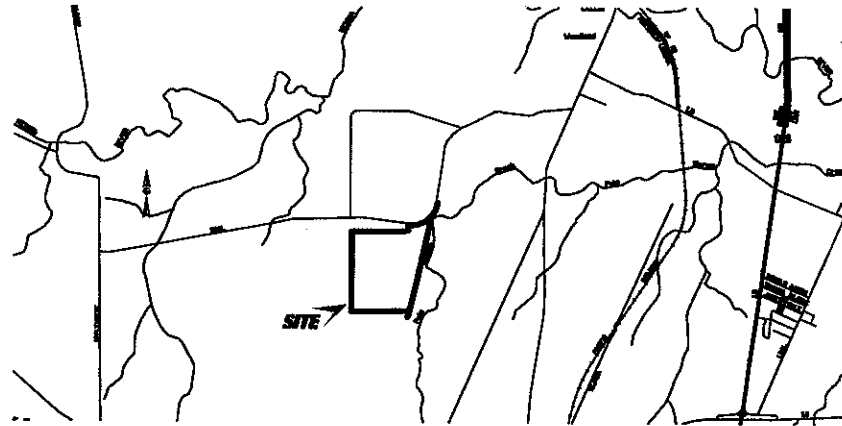
JOB NO: 108610
DATE: 11/11/04
DRAWN: N/A
DESIGNED: R.M.
FILE: MDP-CAMP.dwg
PAGE: 1

04 JUN -8 AM 7:25

PIONEER GLEN

A MASTER PLANNED RESIDENTIAL COMMUNITY

MASTER DEVELOPEMENT PLAN



LOCATION MAP
SCALE: 1" = 200'

DEVELOPMENT PHASE SCHEDULE		
PHASE	EST. CONST. START DATE	AC.
1	05/04	38.71
2	01/05	34.02
3	07/05	44.89
4	12/05	37.50

DETENTION POND TABLE		
DETENTION POND	AC.	PHASE
1A	0.23	1
1B	1.91	1
2A	4.76	2
2B	1.00	2
3A	0.99	3
3B	0.91	3

OPEN SPACE TABLE		
OPEN SPACE/ PARK	AC.	PHASE
1A	0.68	1
1B	2.80	1
2A	0.14	2
2B	0.51	2

SUMMARY TABLE					
PHASE	AC.	LOTS	LOTS/AC.	OPEN SPACE/AC.	DETENTION POND/AC.
1	38.71	122	3.22	4.42	2.64
2	34.02	112	3.50	0.51	3.76
3	44.89	172	3.97	-	2.59
4	37.50	163	4.35	-	-
TOTAL	155.10	569	3.60	5.32	10.30

155.10 ACRES TOTAL

PARK REQUIREMENTS AS INSTRUCTED IN THE U.D.C. 1 ACRE OF PARK LAND PER 114 LOTS.
591 LOTS / 114 = 5.18 ACRES REQUIRED
PROVIDED 5.33 ACRES

TWO OFF STREET PARKING SPACES SHALL BE PROVIDED FOR EACH LOT.

The floodplain limits on this Master Development plan are estimated and subject to change. Approval of subdivision plans associated with this Master Development Plan is subject to the review and approval of a Storm Water management Plan in accordance with Appendix B, Section 35-1115 of the City of San Antonio Unified Development Code.

OWNER/DEVELOPER: ESTATE OF WILLIAM T. MILER

ENGINEER: ALAMO CONSULTING ENGINEERING & SURVEYING, INC.



APPROVED: JUNE 8, 2004

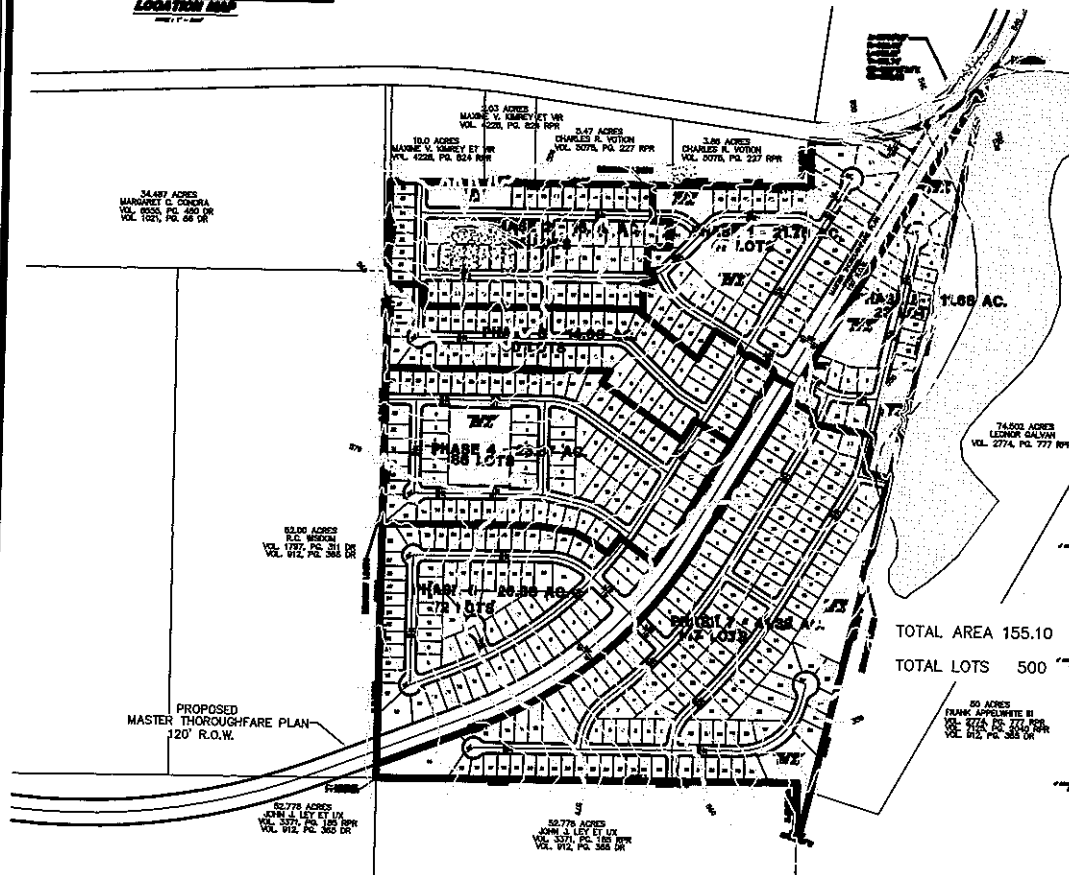
CORRECTION/REVISION:
SIGNED BY WILLIAM T. MILER
AND JAMES DAVID MILER
SAN ANTONIO, TEXAS

REVISION:
ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
1400 BURNING ROAD, SUITE 100
SAN ANTONIO, TEXAS 78201

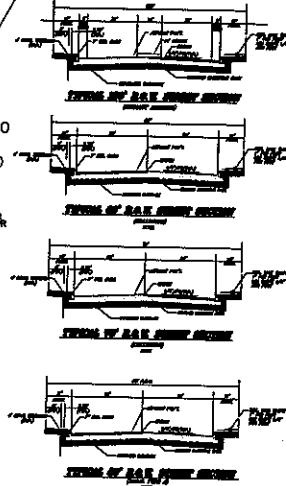
PLANNING DEPARTMENT OF SAN ANTONIO

PLAT No.

DEV. SERVICES
~~2005 SEP -7 A 8:35~~



TOTAL AREA 155.10
TOTAL LOTS 500

[illegible][illegible]

OPEN SPACE TABLE		
OPEN SPACE / PAGE	AC.	PLANT
100	1.0	1.0
200	2.0	2.0
300	3.0	3.0
400	4.0	4.0
500	5.0	5.0
600	6.0	6.0
700	7.0	7.0
800	8.0	8.0
900	9.0	9.0
1000	10.0	10.0

PARK REQUIREMENTS AS DETERMINED BY THE U.S.C. & A.C. OF PARK LAND
70 LOTS
700 LOTS / 70 = 10.0 ACRES REQUIRED

PHASE	AC	SCHWERTTABELL		GREN	DETENTION
		LEIST	LOTT/AC		
1	10	10	10	10	10
2	20	20	20	20	20
3	30	30	30	30	30
4	40	40	40	40	40
5	50	50	50	50	50
6	60	60	60	60	60
7	70	70	70	70	70
8	80	80	80	80	80
9	90	90	90	90	90
10	100	100	100	100	100

[illegible]

The Keadylin Realty on this Monday Development plan was submitted and subject to change. Approval of subdivisions plan submitted with this Monday Development Plan is subject to the review and approval of a Storm Water management Plan by the city of St. Louis. The plan is subject to the approval of the city of St. Louis. The plan is subject to the approval of the city of St. Louis.

CITIZEN/DEVELOPER REVIEW OF WILLIAM T. SMITH

RECORDING: ALABAMA COMMISSIONERS OF REVENUE & REVENUE, INC.

[illegible]

...

<p> PIERCE, FENNER & SMITH SECURITIES INVESTMENT PLAN </p>	<p> ALAMO & ASSOCIATES, INC. </p>	<p> ACTS </p>
<p> 140 CHERRY ST., 15th FL., SAN JOSE, CA 95130 TEL: (415) 285-0001 FAX: (415) 285-0004 </p>	<p> 140 CHERRY ST., 15th FL., SAN JOSE, CA 95130 TEL: (415) 285-0001 FAX: (415) 285-0004 </p>	<p> 140 CHERRY ST., 15th FL., SAN JOSE, CA 95130 TEL: (415) 285-0001 FAX: (415) 285-0004 </p>

PLAT No.

CITY OF SAN ANTONIO
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OFFICE OF DIRECTOR
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ALAMO
CONSULTING ENGINEERS
& SURVEYORS, INC.
140 HENDERSON BL. STE. 617, SAN ANTONIO, TX 78202
PHONE (210) 303-4861 FAX (210) 303-4862

PIONEER GLEN
MASTER DEVELOPMENT PLAN

SITE PLAN

CITY OF SAN ANTONIO BEXAR COUNTY TEXAS

JOB NO. 10000
DATE: 11-87
BY: J.E.
CHECKED: J.E.
DESIGNED: J.E.
SHEET: 1 OF 2
DATE: 11-87

PROPOSED
MASTER THOROUGHFARE PLAN
120' R.O.W.

NEAL ROAD

10.0 ACRES
MAXINE V. KIMREY ET VIR
VOL. 422B, PG. 824 RPR

34.487 ACRES
MARGARET C. CONDRA
VOL. 6555, PG. 480 DR
VOL. 1021, PG. 66 DR



52.00 ACRES
R.C. WISDOM
VOL. 1797, PG. 311 DR
VOL. 912, PG. 365 DR

74.502 ACRES
LEONOR GALVAN
VOL. 2774, PG. 777 RPR

TOTAL AREA 155.10
TOTAL LOTS 589

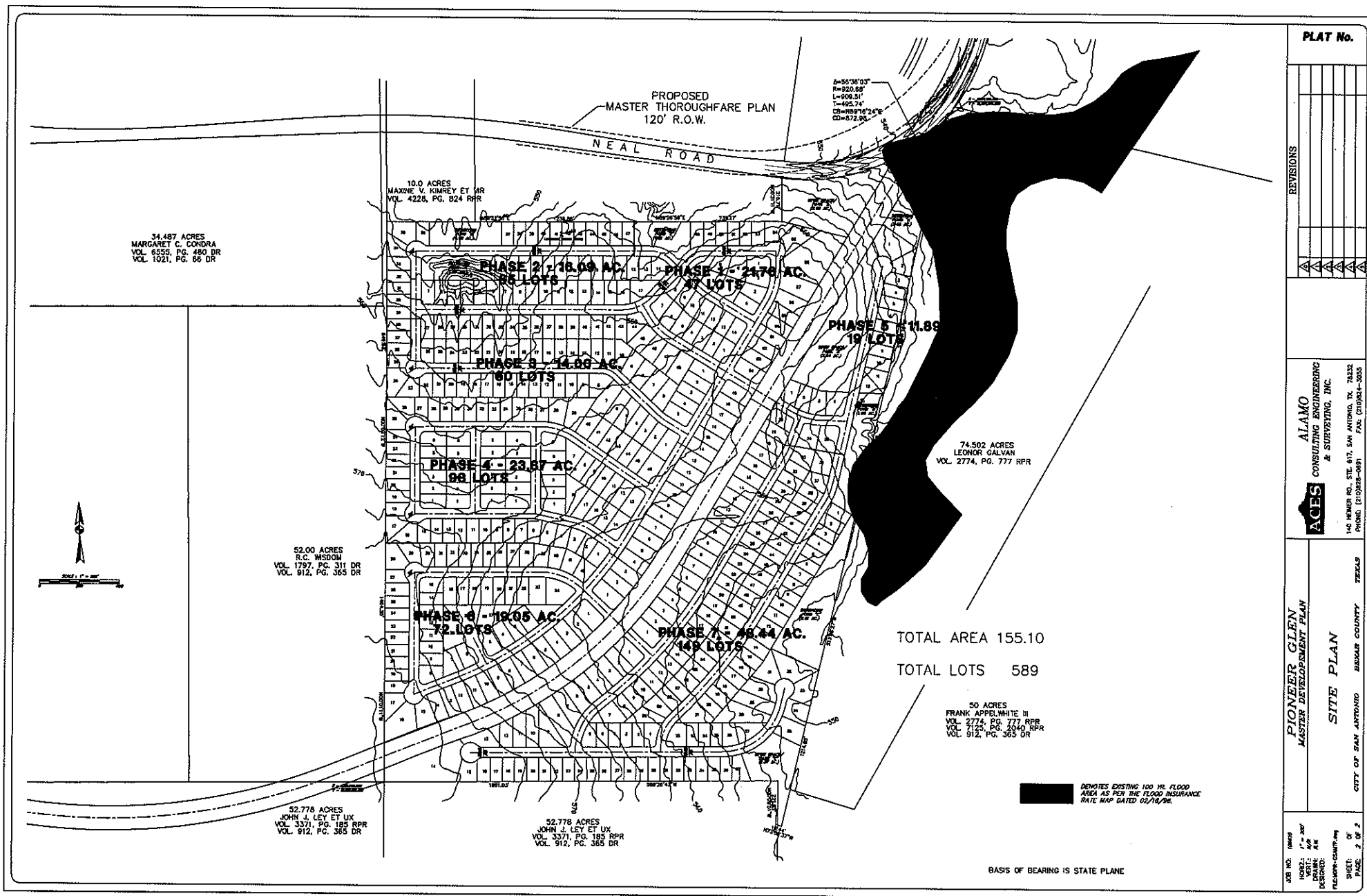
50 ACRES
FRANK APPELWHITE II
VOL. 2774, PG. 777 RPR
VOL. 4125, PG. 2740 RPR
VOL. 912, PG. 365 DR

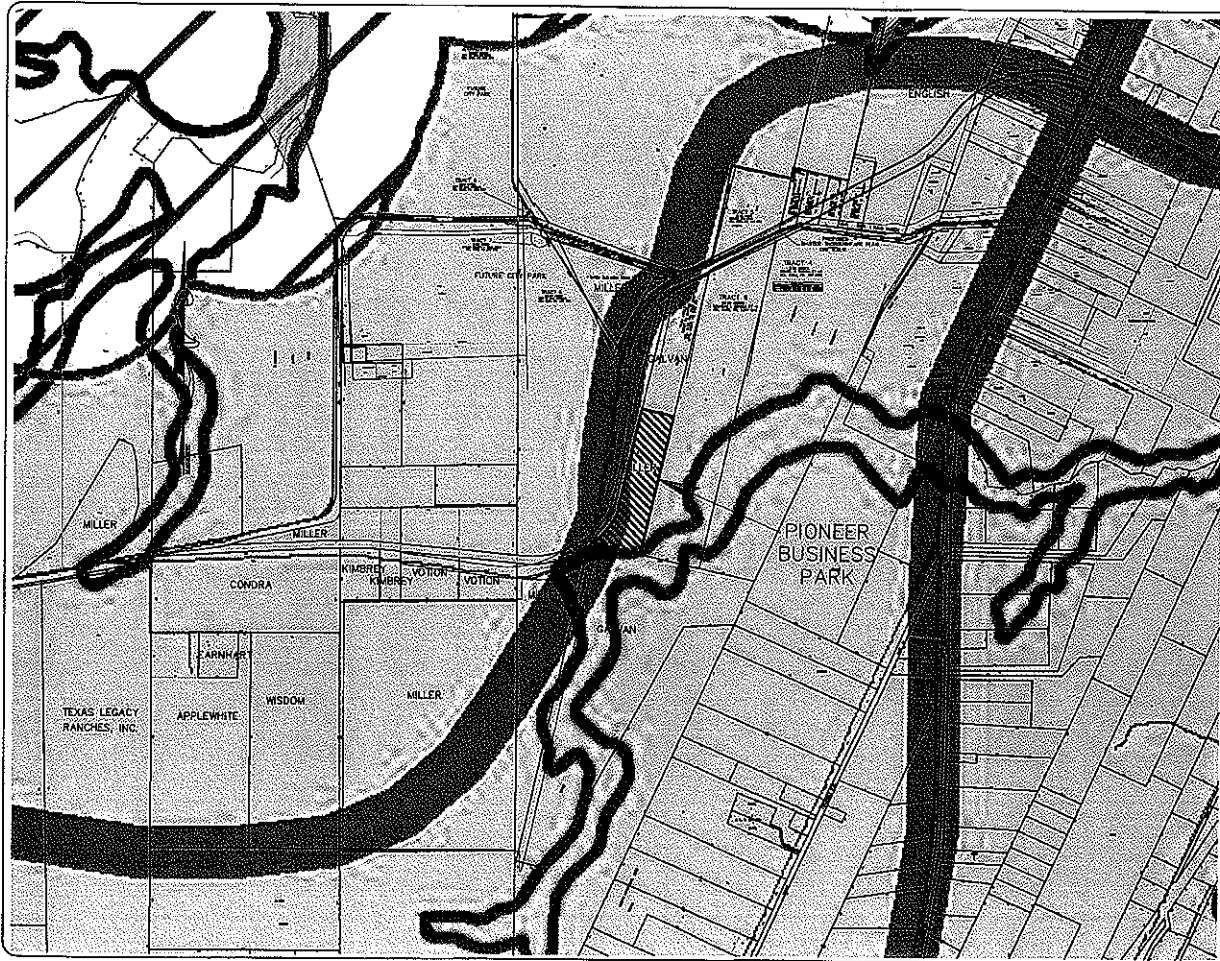
52.778 ACRES
JOHN A. LEY ET UX
VOL. 3371, PG. 185 RPR
VOL. 912, PG. 365 DR

52.778 ACRES
JOHN A. LEY ET UX
VOL. 3371, PG. 185 RPR
VOL. 912, PG. 365 DR

SHOWN AREAS ARE TO BE
ADDED TO THE PLAT
AND ARE NOT TO BE
SUBTRACTED FROM THE
TOTAL AREA

BASIS OF BEARING IS STATE PLANE





CEC CIVIL ENGINEERING CONSULTANTS
 9000 SUTHERLAND, INC.
 SAN ANTONIO, TEXAS 78216
 P. 512/345-1234
 F. 512/345-1234
 C. 512/345-1234

PIONEER
 BUSINESS
 PARK

MAJOR
 THOROUGHFARE
 PLAN

SCALE:
 1"=1000'



DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	
JOB NO.:	



City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

Project ID Number:

Date Submitted:

06/04/04

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881.

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Plat Certification Request

- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MAOZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☐ Other: _____

Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

Project Name: PIONEER GLEN

Owner/Agent: ESTATE OF WILLIAM T. MILLER Phone: 210-225-4461 Fax: 210-302-1534

Address: 430 S. SANTA ROSA SAN ANTONIO, TX Zip code: 78207

Engineer/Surveyor: ALAMO CONSULTING ENGINEERING & SURVEYING, INC. Phone: 210-828-0691 Fax: 210-824-3055

Address: 140 HEIMER ROAD, SUITE 617 SAN ANTONIO, TX Zip code: 78232

January 1, 2003

CITY OF SAN ANTONIO
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City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description (PUD Only): _____

Existing zoning: N/A Proposed zoning: RESIDENTIAL

Projected # of Phases: 4 1

Number of dwelling units (lots) by Phases: PHASE 1 = 129 Lots, PHASE 2 = 119 Lots,
PHASE 3 = 178 Lots, PHASE 4 = 163 Lots

Total Number of lots: 589 divided by acreage: 155.1 = Density: 3.8

(PUD Only) Linear feet of street _____
☐ Private ☐ Gated ☐ Attached
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: _____ divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): _____

(PUD Only) Construction start date: _____

(PUD Only) X/Y coordinates at major street entrance: X: _____ Y: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: 3 School District: SOUTHSIDE Ferguson map grid: 716 C-8
ISD

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name N/A No. _____

Is there a corresponding PUD for this site? Name N/A No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name NONE No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: PAUL A. SCHROEDER Signature: 

Date: JUNE 4, 2004 Phone: (210)828-0691 Fax: (210)824-3055

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
 - ☐ City assigned Plan ID number;
 - ☒ Name and address of owner of record, developer and engineer;
 - ☒ The name names of all adjacent property owners as shown on current tax records;
 - ☐ Certificate of agency or power of attorney if other than owner;
 - ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
 - ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
 - ☒ Two points identified by Texas Planes Coordinates;
 - ☒ Basis of bearing used and a north point;
-
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
 - ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
 - ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
 - ☒ Date of preparation;
 - ☒ Graphic and written scale and north arrow;
 - ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
 - ☒ Total area of property;
 - ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
 - ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
 - ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable density (residential density or non-residential FAR);

January 1, 2003

Page 3 of 5

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 JUN - 8 AM 7:25

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review

(Continued)

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
-
- ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☐ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(PUD ONLY)
- (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.

January 1, 2003

Page 4 of 5

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 JUN -8 AM 7:25

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

☒ Traffic Impact Analysis (section 35-502).

☐ (PUD Only) Utilities plan.

☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.

☐ (PUD Only) Lots numbered as approved by the City.

☐ (PUD Only) Layout shall show where lot setbacks as required.

☐ Location and size in acres of school sites, as applicable.

☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

☒ A stormwater management plan (section 35-B119)

I certify that the PIONEER GLEN Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: PAUL A. SCHROEDER Signature:  Date: JUNE 4, 2004

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7873
APPLICATION REVISED January 1, 2003

January 1, 2003

Page 5 of 5

CITY OF SAN ANTONIO
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04 JUN -8 AM 7:25

BEXAR COUNTY



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File Number) Ernest Brown, Planner II (Odd file Number)
(210) 207-5014, rlombrano@sanantonio.gov (210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Flexible Development District ☐ Pedestrian Plan (PP)
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (ML-1)
☐ Plat Certification Request ☐ Other: _____
Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: **JULY 07, 2005**

7-21-05

(Check One)

Project Name: **PIONEER GLEN SUBDIVISION** File# _____
Engineer/Surveyor: **ALAMO CONSULTING ENGINEERING & SURVEYING, INC.**
Address: **140 Heimer Rd., Suite 617 San Antonio, Texas** Zip Code: **78232**
Phone: **210-828-0691** Fax: **210-824-3055**
Contact Person Name: **Paul A. Schroeder** E-mail: **pas@aces-sa.com**

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)



**City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW**

(Check One)

Date: 06/04/04☒ Master Development Plan (MDP)☐ MDP/P.U.D. Plan (combination)☐ Master Plan Community District (MPCD)☐ Traditional Neighborhood Development (TND)☐ Plat Certification Request☐ P.U.D. Plan☐ Mixed Used District (MXD)☐ Military Airport Overlay Zone (MOAZ)☐ Manufactured Home Park Plan (MHPP)☐ Pedestrian Plan (PP)Public Hearing: ☐ Yes ☐ No☐ Major ☐ Minor☐ Other: _____Project Name: PIONEER GLEN

FILE # _____

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,

(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

To: ☐ Master Development Plan☐ Major Thoroughfare☐ Neighborhoods☐ Historic☐ Disability Access (Sidewalks)☐ Storm Water Engineering☐ SAWS Aquifer☐ Other: _____☐ Street and Drainage☐ TIA☐ Zoning☐ Tree Preservation☐ Parks Open Space☐ Fire Protection☒ Bexar County Public Works

04 JUN - 8 AM 7:26
 CITY OF SAN ANTONIO
 DEPT. OF PLANNING
 OFFICE OF DIRECTOR

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee.

☐ I recommend approval☒ I do not recommend approval

REQUEST FOR REVIEW

(Cont.)

- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input checked="" type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval ☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: ① DO NOT SIDE RESIDENTIAL LOTS AGAINST
MAJOR THOROUGHFARE (PHASE 5 LOT #1)
② PROVIDE TYPICAL FOR ENHANCED SECONDARY ARTERIAL
③ SUBMIT UPDATED TIA

Phil S. Civil Engineer Assistant 8-17-05
Signature Title Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

February 23, 2004

Page 2 of 2



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 6/16/04

Subject: **Master Development Plan Pioneer Glen, A/P #1009922**

Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review:

- ☐ Copy of the MDP
- X Master Tree Stand Delineation Plan with basic non-committal information
- X \$75 Plan Review fee

Technical Review:

- ☐ There are additional protected trees to be delineated
- X Square footage of project and of tree canopy area
- X Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.
- ☐ Other _____

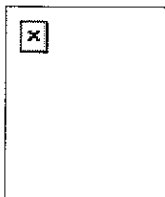
If you have any further questions, please call me at (210) 207-0278.

Sincerely,

Mark Bird
Special Projects Officer

Ernest Brown

From: Joan Miller
Sent: Monday, July 18, 2005 9:28 AM
To: 'pschroeder@aces-sa.com'
Cc: Ernest Brown; Michael Herrera
Subject: Pioneer Glen (revision) aprvl



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 7/18/05

Subject: Revised Master Development Plan Pioneer Glen, A/P #1009922

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

1997 Tree Preservation ordinance

- X Streetscape standards
- X 2003 Tree Preservation ordinance

If you have any further questions, please call me at (210) 207-8265.

Sincerely,

Joan Miller
Administrative Assistant II

7/18/2005

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: 3 mile radius - no residential

1) ~~Throughfare~~

Must comply with Major Throughtfare plan.
Current Major Throughtfare plan shows throughfare
going through property. Will have to provide 120'
R.O.W.

2) Question: 3 mile radius around Toyota
no residential development allowed.

Property within 3 mile radius

3) It is understood that this MDP is a conceptual
plan and all regulations will be addressed at time
of platting.

4) County reserves the right to address driveways,
street design, sight distance, ADA requirements,
drainage and floodplain issues at time of platting.

Signature Christina DeLa Cruz

Title Development Services Date 7-9-04
Engineer

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled
meeting.

October 1, 2002



ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

140 HEIMER RD., SUITE 617

SAN ANTONIO, TX 78232

PHONE: (210) 828-0691

FAX NO.: (210) 824-3055

March 7, 2005

City of San Antonio
Roderick J. Sanchez, AICP
Assistant Director of Development Services
P.O. Box 839966
San Antonio, TX 78298-3966

RE: Pioneer Glen Subdivision

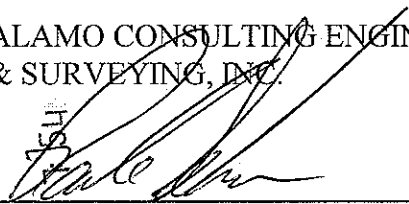
Dear Mr. Sanchez:

In reference to the January 25, 2005 letter received on February 28, 2005 on behalf of the developer we are hereby requesting a time extension to the processing for the above referenced master plaster plan in accordance with Chapter 35, Article 4, Division 2, section 35-412 (d), (1) of the UDC. As noted in the letter there are various issues concerning this project and we are now prepared to move forward with addressing said concerns of the City.

Your consideration in this matter is greatly appreciated. If further information on this subject is required, please contact this office.

Sincerely,

ALAMO CONSULTING ENGINEERING
& SURVEYING, INC.


Paul A. Schroeder, P.E., R.P.L.S.



DEVELOPMENT SERVICES
XC: Michael Herrera, CSA Development Services
2005 MAR 10 Bob Opitz, P.E., CSA Development Services
Balous Miller, Estate of William T. Miller
Laddie Denton, Denton Development
Job File No. 106620.00



ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

140 HEIMER RD., SUITE 617

SAN ANTONIO, TX 78232

PHONE: (210) 828-0691

FAX NO.: (210) 824-3055

August 26, 2005

City of San Antonio
Roderick J. Sanchez, AICP
Assistant Director of Development Services
P.O. Box 839966
San Antonio, TX 78298-3966

RE: Pioneer Meadows Subdivision MDP
Pioneer Glen Subdivision MDP

Dear Mr. Sanchez:

On behalf of the developer, we are hereby requesting a time extension to the processing of Pioneer Meadows and Pioneer Glen MDP's for an additional 42 days.

In reviewing the original request from this office, please note within your files that the request was dated March 7, 2005, and the City of San Antonio "granted extension" response was dated April 18, 2005. This response time is inconsistent with other MDP extension request of one to three days. With the additional time, all remaining City concerns can be addressed and resolved.

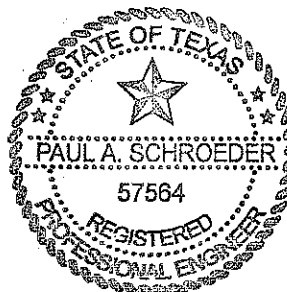
Your consideration in this matter is greatly appreciated. If further information on this subject is required, please contact this office.

Sincerely,

ALAMO CONSULTING ENGINEERING
& SURVEYING, INC.

A handwritten signature in black ink, appearing to read "Paul A. Schroeder", written over a horizontal line.

Paul A. Schroeder, P.E., R.P.L.S.



XC: Michael Herrera, CSA Development Services
Balous Miller, Estate of William T. Miller
Laddie Denton, Denton Development
Job File No. 106610.00\106620.00



CITY OF SAN ANTONIO

April 18, 2005

Mr. Paul A. Schroeder, P.E. R.P.L.S.

Alamo Consulting Engineer & Surveying, Inc.
140 Heimer Rd., Suite 617
San Antonio, TX 78232

Re: Pioneer Glen and Pioneer Meadows Master Development Plan (Time Extension)

Dear Mr. Schroeder:

Your request for a time extension as per Chapter 35, Article 4, Division 2, and section 35-412 (d), (1) of the Unified Development Code for the City of San Antonio is here by granted for a period of six (6) months. The time extension shall be from March 7, 2005 – September 3, 2005.

This time extension was calculated using the date shown on your appeal letter dated March 7, 2005.

Please note that on September 3, 2005 your plans will become null and void if you have not secured all approvals from the reviewing agencies.

Sincerely,

A handwritten signature in black ink, appearing to read 'Roderick J. Sanchez'.

Roderick J. Sanchez, AICP
Assistant Director, Development Services

cc: Richard De La Cruz, P.E. Senior Engineer Development Services
Ernest Brown, Planner II
Robert Lombrano, Planner II
Arturo Villarreal Jr., P.E. Storm Water Engineering
Christina De La Cruz, P.E. Bexar County

Dustin Finley

From: Ernest Brown
Sent: Tuesday, April 19, 2005 3:38 PM
To: 'pas@acesw-sa.com'
Cc: Michael Herrera; Roderick Sanchez; Dustin Finley; Robert Lombrano
Subject: Current Status of Pioneer Meadows and Pioneer Glen MDP

Good afternoon Mr. Schroeder,

The following is a current status of the above referenced project after the recent decision of your time extension:

Pioneer Glen -

MDP- disapproved 6/24/04
Major Thoroughfare- disapproved 6/30/04
Historic- disapproved 07/01/04
Disability- disapproved 6/21/04
Storm Water Engineering- disapproved 09/15/04
TIA- disapproved 8/19/04
Zoning- approved 6/30/04
Tree Preservation- approved 9/23/04
Parks-Open Space- disapproved 7/12/04
Bexar County Public Works- disapproved 07/09/04

Pioneer Meadows -

MDP- disapproved 5/20/04
Major Thoroughfare- disapproved 5/20/04
Historic- disapproved 12/09/04
Disability- disapproved 5/13/04
Storm Water Engineering- disapproved 9/15/04
TIA- disapproved 5/14/04
Zoning- disapproved 7/12/04
Tree Preservation- disapproved 5/10/04
Parks-Open Space- disapproved 5/11/04
Bexar County Public Works- disapproved 05/21/04

I hope this help. If you need any further assistance please feel free to contact me.

Have a great day.

Ernest Brown

From: Ernest Brown
Sent: Monday, August 01, 2005 3:22 PM
To: 'pas@aces-sa.com'
Cc: Michael Herrera
Subject: Pioneer Glen MDP Re-submittal

Good afternoon Mr. Schroeder,

The following are review comments from the MDP/MTP division of Development Service Department.

MDP/MTP does not recommend approval for the following reasons:

- UDC 35-515(b)(3) Block length - require TIA/Streets approval for Local A type streets east of Proposed Neal road thoroughfare.
- UDC 35-506(c) Classification/ Hierarchy of roadways - review of Local A street west of the proposed Neal road thoroughfare to a Local B requiring TIA's review and approval.
- UDC 35-506(e)(2) Projection of street into unplatted area - to the north.
- UDC 35-B101, Local B street type around parks; annotate MDP, Phasing, Floodplain limits; annotate ROW dim. on thoroughfares (proposed extension/re-alignment of the Neal road thoroughfare - 120').

I hope this helped. If I can be of further assistance to you please feel free to contact me.

Have a great day.



CITY OF SAN ANTONIO

January 5, 2005

Mr. Paul A. Schroeder, P.E.
Alamo Consulting Engineers and Surveying, Inc.
140 Heimer Road #617
San Antonio, TX 78232

Re: Pioneer Glen

Proposed MDP/POADP

Dear Mr. Schroeder:

The City Staff Development Review Committee has reviewed your proposed Pioneer Glen MDP and found it to be non-compliant with the City of San Antonio Unified Development Code (UDC) and is here by denied based on the following findings and determinations:

Master Development Plan/Major Thoroughfare:

Proposed Neal Road is on the MTP requiring a min. of 120' ROW. The proposed plan does not address correct alignment and or ROW dedication per UDC Section 35-506(g). Proposed MDP does not comply with UDC Section 35-506(c), Hierarchy of Roadways – Collector 70' with 44' pavement.

Historic:

The Texas Sites Atlas indicates that a previously recorded archaeological site, 41BX834 a prehistoric site with standing and /or ruined historical structures has been identified within/nearby this project. Site 41BX834 is a State Archeological landmark and thus falls under the Antiquities Code of Texas (UDC Section 35-630 – 35-634).

Disability Access (Sidewalks):

Provide a "General Note" to plan that sidewalks will be instated in the public ROW per UDC Article 5, Division 2: 35-506(q)

Storm Water Engineering:

This project is in the Dam Breach Inundation area.

TIA:

A \$800 review fee is required. This project is shall follow the City of San Antonio Major Thoroughfare Plan (Ordinance 98282, October 2, 2003).

Parks- Open Space:

The applicant has identified four open space parcels on the submitted plan. None of these parcels meets the requirements of the UDC 35-503. The applicant must submit an Open Space Provision and Maintenance Plan as outlined in 35-503(d)(2)

The plan review fee of \$240 was not attached to the submittal.

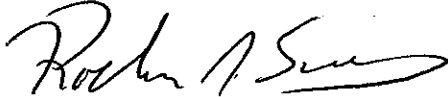
Mr. Paul Schroeder
January 5, 2005
Page 2

Bexar County Public Works:

Need to comply with the Major Thoroughfare Plan. Current Major Thoroughfare Plan shows thoroughfare going through property. MTP requires 120' ROW..

You have the right to appeal the decision of the Director before the Planning Commission as outlined in Chapter 35, Article 4, Division 2, section 35-412 Master Development Plan (d) Decision, (2) Appeal, of the Unified Development Code for the city of San Antonio.

Sincerely,



Roderick J. Sanchez, AICP
Assistant Director, Development Services

cc: Bob Opitz, P. E., Development Services
Richard De La Cruz, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering
John McDonald, Senior Planner Parks Department
Christina De La Cruz, P.E. Bexar County



CITY OF SAN ANTONIO

September 9, 2005

Paul Schroeder

Alamo Consulting Engineering and Surveying, Inc
140 Heimer Road, Suite 617,
San Antonio, TX 78232

Harold Carr
9-19-05

Re: Pioneer Glen Subdivision

MDP # 839

Dear Mr Schroeder:

The City Staff Development Review Committee has reviewed The Pioneer Glen Subdivision Master Development Plan M.D.P. # 839. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- The acceptance of this Master Development Plan # 839 is confined to the boundary limits of the site. Any projection(s) of future roadways outside the boundaries does not infer any set alignment of future roadways. All major arterials and streets shall follow all regulations.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code. (Article 6 35-630 to 35-634) We believe that cultural resources exist within the project area that should be documented before the project moves forward.
- The Development Services TIA Division has reviewed the Level-2 Traffic Impact Analysis (TIA) for the Pioneer Glen (MDP). The analysis is in compliance with TIA Ordinance 91700.

This proposed development is located on the south side of Neal Road, west of Pleasanton Road in south Bexar County. Proposed to consist of 502 single-family homes on 155 acres, this development is estimated to generate 4,804 average daily trips, and 512 Weekday peak

hour trips.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Pioneer Glen, at no cost to the City of San Antonio:

All roadways shall follow Table 506-7, Functional Classification System Description.

All access roadways shall comply with UDC 35-506.

All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.

The developer shall be responsible for providing right-turn deceleration lanes as well as left turn lanes, with storage lengths and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.

It should be understood that the submitted TIA concurrent with the proposed Pioneer Glen is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

- This project will be subject to Streetscape standards and 2003 Tree Preservation ordinance.
- The Bexar County Infrastructure Services Department has reviewed the Master Development Plan for the Pioneer Glen Subdivision located on the south side of Neal Road, west of Pleasanton Road in south Bexar County. Proposed to consist of 155 acres single-family residential use, this development is estimated to generate 4,804 average daily trips. Neal Road will be extended south through this development allowing four access points, two on each side of Neal, along the new extension.

The following improvements will be provided by the developer prior to completion of the Pioneer Glen Subdivision:

1. Neal Road will be extended south through this development as an Enhanced Secondary Arterial with 120 feet ROW.

2. Old Neal Road will be realigned into New Neal Road, creating a perpendicular T-intersection.
3. Care should be taken in the final design in order to reduce long residential streets which may encourage speeding.
4. All traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by Bexar County or the City of San Antonio.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

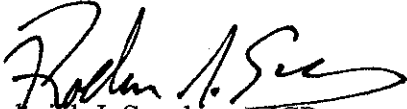
I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,



Roderick J. Sanchez, AICP
Assistant Development Services Director

cc: Sam Dent, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering
Christina De La Cruz, P.E., Public Works

HAROLD

From: "Ernest Brown" <ernestb@sanantonio.gov>
To: "HAROLD" <hcar@aces-sa.com>
Sent: Friday, September 02, 2005 2:37 PM
Subject: RE: PIONEER MEADOWS MDP

As per phone conversation this afternoon, lets leave them the size they are and fold them really; really tight.

I hope this answered your question(s) and or addressed your concern(s). If I can be of further assistance to you please contact me.

Have a great weekend.

-----Original Message-----

From: HAROLD [mailto:hcar@aces-sa.com]
Sent: Friday, September 02, 2005 12:40 PM
To: Ernest Brown
Subject: Re: PIONEER MEADOWS MDP

Ernest, is it of any value to print these MDP's, Meadows and Glen on small sheets, 24x36, instead of the oversize sheets they are on?

Harold

----- Original Message -----

From: Ernest Brown
To: HAROLD
Cc: Michael Herrera
Sent: Friday, September 02, 2005 11:34 AM
Subject: RE: PIONEER MEADOWS MDP

Good morning Harold,

You have successfully achieve the final approvals and the fat lady is singing. Yes you are correct, we need 8 final draft copies of the plan and a 8 1/2 x 11 of the final draft plan.

We will begin to write the approval letter while you submit the aforementioned items.

I hope this helped.

Have a great day.

-----Original Message-----

From: HAROLD [mailto:hcar@aces-sa.com]
Sent: Thursday, September 01, 2005 3:07 PM
To: Ernest Brown
Subject: PIONEER MEADOWS MDP

Ernest, with all the approvals in, if I remember correctly, 8 copies each delivered to you. And first thing tomorrow I will get them there. Just verify my count or if there is anything else I need to deliver.

NEW SERVICES
 2005 SEP -7 A 8:35

Thanks for all your help on Meadows and Glen,

Harold Carrion
Engineering Technician
140 Heimer Rd. Suite 617
San Antonio, Texas 78232
210.828.0691
hear@aces-sa.com

DEV. SERVICES
2005 SEP -7 A 8:35

Ernest Brown

From: Patricia Wallace
Sent: Tuesday, August 16, 2005 9:11 AM
To: Ernest Brown; Christopher Looney; 'pas@aces-sa.com'
Cc: Michael Herrera
Subject: Pioneer Meadows and Glen

Zoning: Not Applicable due to Vested Rights Approval

Mr. Shroeder -- It is my understanding from Michael Herrera that the property for which you are seeking MDP approval (Pioneer Glen and Pioneer Meadows) have received vested rights approval. Therefore, they are exempt from zoning laws currently in effect on these properties.

I have reviewed the lot layout on these plans. Should you chose to design a development that is in keeping with the spirit, if not the letter, of the CitySouth Community Plan, I am available to assist you with this. In general, this plan encourages either low density development in the form of large lots or Conservation Subdivisions which preserve large swaths of land or high density development that encourages a mix of housing types and a mix of commercial integrated into the residential pattern.

This area, because it is not currently located near major intersections is currently zoned FR (Farm and Ranch) which requires low density development. Under this scenario, Pioneer Meadows would be permitted to build a conservation subdivision with 115 homes on 50 acres. It would also be required to preserve, in perpetuity, 173 acres for these property owners through a conservation easement (which could also be used as ranch land).

Similarly Pionner Glen would be permitted to build 77 homes on 38 acres and preserve, in perpetuity, 116 acres for the property owners.

I realize this density is much lower than what is proposed on the MDP and bucks conventional wisdom, but it is a path that would still be available to the property owner should he/she feel in the future that the market would bear this style of development in this area.

*Trish Wallace, AICP
City of San Antonio
Development Services, Zoning Division
(210) 207-0215*

Ernest Brown

From: Kay Hinds
Sent: Wednesday, August 31, 2005 9:01 AM
To: Michael Herrera
Cc: Ernest Brown; 'hcar@aces-sa.com'
Subject: Pioneer Glen MDP

Importance: High

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. We believe that cultural resources exist within the project area that should be documented before the project moves forward. If you have any questions or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinds

Topology Error Report.txt

Class1	Rule	Class2	Errors	Exceptions
	Must Be Larger Than Cluster Tolerance		0	0
CityCouncil_line	Must Not Overlap		0	0
TownLimit_line	Must Not Overlap		0	0
SACityLimit_line	Must Not Overlap		0	0
SACityLimit_line	Must Not Intersect		0	0
TownLimit_line	Must Not Intersect		0	0
CityCouncil_line	Must Not Intersect		0	0
CityCouncil_line	Must Not Have Dangles		0	0
TownLimit_line	Must Not Have Dangles		0	0
SACityLimit_line	Must Not Have Dangles		0	0
SACityLimit_line	Must Not Have Pseudos		0	0
CityCouncil_line	Must Not Have Pseudos		4	0
TownLimit_line	Must Not Have Pseudos		4	0
SACityLimit_line	Must Be Covered By Feature Class Of	TownLimit_line	20	0
SACityLimit_line	Must Be Covered By Feature Class Of	CityCouncil_line	203	0
CityCouncil_line	Must Be Covered By Feature Class Of	TownLimit_line	77	0

Robert Lombrano

From: Kay Hinds
Sent: Thursday, July 01, 2004 3:05 PM
To: Michael Herrera
Cc: Robert Lombrano; 'sbolner@aces-sa.com'
Subject: Pioneer Glen MDP

Mike:

Staff of the HPO has reviewed the above referenced MDP. We do not approve. Please find attached our letter stating the conditions for the approval of the MDP. Once we have confirmation that an archaeological survey has been conducted and a draft report submitted to our office, we will approve the MDP.

If you have questions, or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinds



Pioneer Glen
MDP.doc

CITY OF SAN ANTONIO PLANNING DEPARTMENT

To: Michael O. Herrera
From: Kay Hinds, Planner II/Archaeologist, Planning Department
Copy: Historic Preservation Office Files
Subject: Pioneer Glen MDP
Date: 7-1-2004

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 35-630 to 35-634). The review focused on the possible effects of the proposed MDP, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas SitesAtlas indicates that archaeological site 41BX834 has been previously identified within/nearby the above referenced property. The subject property is within the lands surveyed by The University of Texas at San Antonio, Texas A&M, and Southern Methodist University for the former proposed Applewhite Reservoir, an area known to contain numerous significant archaeological sites. Thus, before any work that might affect any sites is begun, qualified professionals should conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. The Council of Texas Archeologists provides a list of qualified consultants that can be accessed on-line at www.c-tx-arch.org. The consultant will probably need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards, the CTA guidelines, and a list of qualified consultants may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. If part of the property was already investigated since June 30, it may be omitted and the report for the previous study may be submitted for that part. Law allows both the HPO and SHPO allowed 30 days from receipt for reviews.

If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation must be prepared and submitted to the HPO and SHPO for review. If no significant sites are found or upon reevaluation are found to not be significant, after the SHPO concurs, development may proceed throughout the property. Upon concurrence by the SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained from the CHPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

The following note should be added to the MDP and all subsequent plats for this project: "If a previously unidentified archaeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO notified".

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

Sincerely,

Kay Hinds, Archaeologist/Planner II

Ernest Brown

From: Lyndon Duano
Sent: Thursday, August 11, 2005 7:48 AM
To: Ernest Brown; Robert Lombrano
Cc: Terrance Jackson
Subject: Pioneer Glen Subdivision

I have no further comment and approve the above project.

Lyndon J. Duano
Engineering Associate
City of San Antonio
Storm Water Utility
W(210)207-5010
F(210)207-6553

Ernest Brown

From: Lyndon Duano
Sent: Thursday, July 28, 2005 3:19 PM
To: Michael Herrera; 'pas@aces-sa.com'
Cc: Ernest Brown; Robert Lombrano; Terrance Jackson
Subject: Pioneer Glen Subdivision, MDP

sending comments and this Master Development plan is not approved at this time.



Pioneer Glen
MDP.PDF

Lyndon J. Duano
Engineering Associate
City of San Antonio
Storm Water Utility
W(210)207-5010
F(210)207-6553

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Paul A. Schroeder, P.E. Alamo Consulting Engineers

FROM: Lyndon Duano

COPIES TO: Michael Herrera, Planning


SUBJECT: Pioneer Glen Subdivision, MDP

Medina River Watershed July 28, 2005

Storm Water Engineering has reviewed above reference project based on the submittal dated July 19, 2005 and has the following comments:

1. Provide onsite hydrology calculation for existing and proposed condition
2. The Master Development plan shows location of detention pond. Provide preliminary detention basin calculations showing volume required for location on the Master Development Plan as per UDC appendix B.

Should you have any question please call me at 207-5010.


Lyndon Duano
Engineering Associate


Terrance Jackson, P.E.
Storm Water Engineer

Ernest Brown

From: Arturo Villarreal
Sent: Tuesday, July 20, 2004 11:25 AM
To: Ernest Brown
Cc: Michael Herrera; Samuel Dent; Richard Carrizales; Paul Schroeder (E-mail)
Subject: Pioneer Glen Subd MDP

Storm Water Comments.



MR-PioneerGlen-MD
P.PDF

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Ernest Brown

FROM: Arturo Villarreal, Jr., P.E.

COPIES TO: Michael Herrera, Sam Dent, P.E., Richard Carrizales, Paul Schroeder, P.E., File

SUBJECT: Pioneer Glen Subd MDP
Median River Watershed

July 20, 2004

Storm Water Engineering has reviewed the Pioneer Glen Subd MDP submittal and comments are as follows:

1. Release, detention provided.



Arturo Villarreal, Jr., P.E.
Storm Water Engineering

Ernest Brown

From: Sam Dent
Sent: Thursday, September 01, 2005 11:29 AM
To: pas@aces-sa.com
Cc: Ernest Brown
Subject: MDP Review Comments(Supplemental) - Pioneer Glen

See attached.

Sam Dent, P.E.
Chief Engineer
DSD - Engineering
City of San Antonio

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING – STREETS & DRAINAGE

TO: Paul Schroeder, P.E.
Alamo Consulting Engineering & Surveying, Inc.

FROM: Sam Dent, P.E.
Chief Engineer

DATE: September 1, 2005

SUBJECT: MDP Review Comments(Supplemental)
Pioneer Glen Subdivision

1. The above referenced MDP is approved.
2. It should be understood that this is a general review of a conceptual plan and that ***all*** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

Ernest Brown

From: Sam Dent
Sent: Sunday, August 14, 2005 2:48 PM
To: pas@aces-sa.com
Cc: Ernest Brown
Subject: MDP Review Comments - Pioneer Glen

See attached.

Sam Dent, P.E.
Chief Engineer
DSD - Engineering
City of San Antonio

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING – STREETS & DRAINAGE

TO: Paul Schroeder, P.E.
Alamo Consulting Engineering & Surveying, Inc.

FROM: Sam Dent, P.E.
Chief Engineer

DATE: August 14, 2005

SUBJECT: MDP Review Comments
Pioneer Glen Subdivision

1. The above referenced MDP is approved with the following conditions:
 - a. Add a note stating that all intersections shall comply with clear vision area requirements in accordance with UDC Section 35-506(d)(5).
 - b. Modify the second note to read that sidewalks will be "installed".
 - c. Any cul-de-sac greater than 500 feet in length (Phases 5 & 7) will require a turnaround right-of-way of 120 feet in diameter and shall meet other stipulations referenced in UDC Section 35-506(d)(6)(B).
 - d. Provide resolution for excessive street lengths in Phases 2, 3 and 7.
 - e. Remove all specific reference to pavement structure on the typical street sections. Utilize generic labeling for surface course, base course and subgrade.
 - f. It should be noted that there can be no residential driveway to Phase 5-Lot 1 within 40 feet of the arterial curb line.
 - g. Add a 120-foot ROW typical street section.
2. It should be understood that this is a general review of a conceptual plan and that **all** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

Ernest Brown

From: Richard Chamberlin
Sent: Thursday, September 01, 2005 12:03 PM
To: Ernest Brown; Michael Herrera; 'pas@aces-sa.com'; 'hcar@aces-sa.com'
Cc: Marc Courchesne
Subject: RE: PIONEER MEADOWS - PIONEER GLEN MDP'S

Please find attached the approval for Pioneer Meadows and Pioneer Glen MDPs for the Development Services TIA division.

Thank you.

Richard Chamberlin, P.E.
TIA/Streets Engineer
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
210-207-5507
Tell us how we're doing by taking our survey...
<<http://www.sanantonio.gov/dsd/survey.asp>>

rchamberlin@sanantonio.gov

CITY OF SAN ANTONIO
Development Services Department
Interdepartmental Correspondence Sheet

TO: Michael Herrera, Development Services MDP Division
FROM: Richard W. Chamberlin (Sr. Engineer) Development Services TIA Division
COPIES TO: File
SUBJECT: Pioneer Glen, MDP, Level 2 TIA, 2005TIA0901
DATE: September 1, 2005

The Development Services TIA Division has reviewed the Level-2 Traffic Impact Analysis (TIA) for the Pioneer Glen (MDP). The analysis is in compliance with TIA Ordinance 91700.

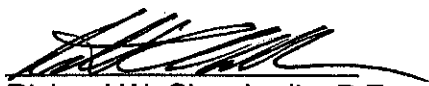
This proposed development is located on the south side of Neal Road, west of Pleasanton Road in south Bexar County. Proposed to consist of 502 single-family homes on 155 acres, this development is estimated to generate 4,804 average daily trips, and 512 Weekday peak hour trips.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Pioneer Glen, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description.
- All access roadways shall comply with UDC 35-506.
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- The developer shall be responsible for providing right-turn deceleration lanes as well as left turn lanes, with storage lengths and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.

It should be understood that the submitted TIA concurrent with the proposed Pioneer Glen is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

Approved by:



Richard W. Chamberlin, P.E.
Sr. Engineer
ID 2005TIA0901

CITY OF SAN ANTONIO
Development Services Department
Interdepartmental Correspondence Sheet

TO: Michael Herrera, Development Services MDP Division
FROM: Richard W. Chamberlin (Sr. Engineer) Development Services TIA Division
COPIES TO: File
SUBJECT: Pioneer Meadows, MDP, Level 3 TIA, 2005TIA0902
DATE: September 1, 2005

The Development Services TIA Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Pioneer Meadows (MDP). The analysis is in compliance with TIA Ordinance 91700.

This proposed development is located on the south side of Neal Road, west of Pleasanton Road in south Bexar County. Proposed to consist of 695 single-family residential, 400 multi-family residential and 24 acres commercial uses, this development is estimated to generate 20,389 average daily trips, and 1,922 weekday peak-hour trips.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Pioneer Meadows, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9).
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- The developer shall be responsible for providing right-turn deceleration lanes as well as left turn lanes, with storage lengths and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.

It should be understood that the submitted TIA concurrent with the proposed Pioneer Meadows is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets and driveways shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

Approved by:



Richard W. Chamberlin, P.E.
Sr. Engineer
ID 2005TIA0902

Ernest Brown

From: Marc Courchesne
Sent: Thursday, August 25, 2005 10:15 AM
To: 'HAROLD'; Richard Chamberlin; Marc Courchesne; Ernest Brown
Subject: RE: Pioneer Glen

Harold,
Pioneer Glen, MDP is on top of the stack and is next to be reviewed by Richard Chamberlin. In order to expedite the approval of this MDP, please provide the following:

- Illustrate distribution of entering and exiting traffic at each access point of project.
- Provide existing traffic counts (Total Daily Traffic, AM and PM peaks)

Thanks,
Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

-----Original Message-----

From: HAROLD [mailto:hcar@aces-sa.com]
Sent: Thursday, August 25, 2005 9:53 AM
To: Marc Courchesne
Subject: Pioneer Glen

Marc, I am following up with the Pioneer Glen MDP, the 3 copies of the TIA that were delivered on 8/18/05, received by Sandra Gonzalez. Are there any questions that I need to follow up with at this time? The Pioneer Glen MDP extension expires on 9/3/05.

Thanks,

Harold Carrion
Engineering Technician
140 Heimer Rd. Suite 617
San Antonio, Texas 78232
210.828.0691
hcar@aces-sa.com

8/25/2005

Ernest Brown

From: Marc Courchesne
Sent: Friday, July 29, 2005 2:04 PM
To: Ernest Brown; Richard Chamberlin; Marc Courchesne; 'pas@aces-sa.com'
Subject: Pioneer Glen, MDP

We received the MDP and an \$800.00 check for the review fee. In order to expedite the approval of this MDP, please provide three copies of the Level II TIA.

Thanks,

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

Ernest Brown

From: Robert Lombrano
Sent: Friday, July 15, 2005 12:52 PM
To: Ernest Brown
Subject: FW: Pioneer Glen, MDP

Robert L. Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

-----Original Message-----

From: Marc Courchesne
Sent: Friday, July 15, 2005 11:46 AM
To: Robert Lombrano
Subject: Pioneer Glen, MDP

Robert,

I received a check for a level II TIA for Pioneer Glen MDP yesterday. However, I don't have a copy of the MDP. Can I get a copy of this? In addition, I need a contact because I didn't receive the 3 copies of the TIA Level II either.

Thanks,

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

Ernest Brown

From: Richard De La Cruz
Sent: Thursday, August 19, 2004 7:12 AM
To: 'Joe Nix'; 'pas@aces-sa.com'; Michael Herrera; Ernest Brown; Robert Lombrano; Todd Sang; Richard De La Cruz
Cc: Roderick Sanchez
Subject: Pioneer Glen MDP and Pioneer Meadows MDP **Disapproval**

Mr. Nix - Please provide the following information in order to expedite the approval for the Pioneer Glen and Pioneer Meadow MDP and TIA's:

- 1 - \$800 review fee for Pioneer Glen.
- 2 - \$1000 review fee for Pioneer Meadows
- 3 - Pioneer Glen and Pioneer Meadow shall follow the City of San Antonio Major Thoroughfare Plan (Ordinance 98282, October 2, 2003).

Thank You,
Richard L. De La Cruz, P.E.
Senior Engineer
Development Services Department
(210) 207-0265 (Office)
(210) 759-1215 (Pager)
rdelacruz@sanantonio.gov

Ernest Brown

From: Richard De La Cruz
Sent: Thursday, July 08, 2004 2:03 PM
To: Ernest Brown; Robert Lombrano; Todd Sang; 'pas@aces-sa.com'
Subject: Pioneer's **Disapproval**

Pioneer Glen - Disapproval Level 2 TIA required

Pioneer Commercial - Disapproval Level 1 TIA required

Pioneer Industrial - Disapproval Level 1 TIA required

Pioneer Business Park - Disapproval Level 1 TIA required

Thank You,
Richard L. De La Cruz, P.E.
Senior Engineer
Development Services Department
(210) 207-0265 (Office)
(210) 759-1215 (Pager)
rdelacruz@sanantonio.gov

Ernest Brown

From: Christopher Looney
Sent: Wednesday, June 30, 2004 8:14 AM
To: 'gmaenius@aces-sa.com'; 'dolle@aces-sa.com'
Cc: Michael Herrera; Robert Lombrano; Ernest Brown
Subject: Pioneer Glen MDP

Pioneer Glen MDP

Zoning: Approved
Outside of the City Limits

Christopher Looney
Senior Planner
City of San Antonio, Development Services

Ernest Brown

From: Mark C. Bird
Sent: Thursday, September 23, 2004 10:02 AM
To: 'pas@aces-sa.com'
Cc: Debbie Reid; Robert Opitz; Michael Herrera; Ernest Brown
Subject: Pioneer Glen aprvl



Pioneer Glen
aprvl.doc



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 9/23/04

Subject: Master Development Plan Pioneer Glen, A/P #1009922

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- ☐ 1997 Tree Preservation ordinance
- X Streetscape standards
- X 2003 Tree Preservation ordinance

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

Mark Bird
Special Projects Officer

Ernest Brown

From: Mark C. Bird
Sent: Wednesday, June 16, 2004 12:57 PM
To: Debbie Reid
Cc: Robert Opitz; Michael Herrera; Robert Lombrano; Ernest Brown
Subject: Pioneer Glen disaprvl



Pioneer Glen
disaprvl.doc

Ernest Brown

From: Ismael Segovia
Sent: Tuesday, August 30, 2005 1:08 PM
To: Ernest Brown
Subject: FW: Pioneer Glen MDP

I sent the Glen back on July 20th. Here is the original email.

Ismael B. Segovia, M.A.
Planner II
City of San Antonio
Parks Project Services

Office: 210-207-2886
Fax: 210-207-2720
PO Box 839966
506 Dolorosa, Ste. 103
San Antonio, Texas 78283

-----Original Message-----

From: Ismael Segovia
Sent: Wednesday, July 20, 2005 3:06 PM
To: 'pas@aces-sa.com'
Cc: Michael Herrera; Robert Lombrano
Subject: Pioneer Glen MDP



MDP Pioneer Glen
Memo.doc

***PARKS PRESENTED TO HOA'S MUST PROVIDE IN FORMAL WRITING VIA UDC SECTION 35-503(e)(2) DESCRIPTION OF ASSOCIATION, BYLAWS AND METHODS TO MAINTAIN PARK PRIOR TO APPROVAL.**

Ismael B. Segovia, M.A.
Planner II
City of San Antonio
Parks Project Services

Office: 210-207-2886
Fax: 210-207-2720
PO Box 839966
506 Dolorosa, Ste. 103
San Antonio, Texas 78283

CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department
FROM: Ismael B. Segovia, Planner II, Parks and Recreation Department
COPIES TO: Robert Lombrano, Planner II, Development Services Department
SUBJECT: Pioneer Glen Master Development Plan

DATE: July 20, 2005

I recommend approval of Pioneer Glen Master Development Plan.

Pioneer Glen is a proposed subdivision of 502 residential units. Per UDC section 35-503 the required Parks or Open Space requirement is 7.2 Acres (502/70). Pioneer Glen is providing 7.5 acres of Open/Park Space which fulfills the requirement. Park/Open space will be maintained by HOA as per UDC section 35-503(e)(2).

Ismael B. Segovia, M.A.
Planner II
Parks and Recreation Department

Ernest Brown

From: Robert Lombrano
Sent: Thursday, July 21, 2005 8:11 AM
To: Ernest Brown
Subject: FW: Pioneer Glen MDP

Robert L. Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

-----Original Message-----

From: Ismael Segovia
Sent: Wednesday, July 20, 2005 3:06 PM
To: 'pas@aces-sa.com'
Cc: Michael Herrera; Robert Lombrano
Subject: Pioneer Glen MDP



MDP Pioneer Glen
Memo.doc

***PARKS PRESENTED TO HOA'S MUST PROVIDE IN FORMAL WRITING VIA UDC SECTION 35-503(e)(2) DESCRIPTION OF ASSOCIATION, BYLAWS AND METHODS TO MAINTAIN PARK PRIOR TO APPROVAL.**

Ismael B. Segovia, M.A.
Planner II
City of San Antonio
Parks Project Services

Office: 210-207-2886
Fax: 210-207-2720
PO Box 839966
506 Dolorosa, Ste. 103
San Antonio, Texas 78283

CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department
FROM: Ismael B. Segovia, Planner II, Parks and Recreation Department
COPIES TO: Robert Lombrano, Planner II, Development Services Department
SUBJECT: Pioneer Glen Master Development Plan

DATE: July 20, 2005

I recommend approval of Pioneer Glen Master Development Plan.

Pioneer Glen is a proposed subdivision of 502 residential units. Per UDC section 35-503 the required Parks or Open Space requirement is 7.2 Acres (502/70). Pioneer Glen is providing 7.5 acres of Open/Park Space which fulfills the requirement. Park/Open space will be maintained by HOA as per UDC section 35-503(e)(2).

Ismael B. Segovia, M.A.
Planner II
Parks and Recreation Department

Ernest Brown

From: John McDonald
Sent: Monday, July 12, 2004 3:43 PM
To: Ernest Brown
Cc: 'pscroeder@aces-sa.com'
Subject: Pioneer Glen



MEMO - MDP
Pioneer Glen.doc

John McDonald
Senior Planner
Park Project Services
Parks and Recreation Department
(210) 207-2886

Want to raise smart kids? . . . there's an art to it.

Studies show that kids involved in the arts improve math and science skills.

The San Antonio Parks & Recreation Department had 42,000 art, dance and talent show participants in 2002. Paint a brighter future for your child. Sign them up today and discover the benefits!

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartmental Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department

FROM: John McDonald, Senior Planner

COPIES: File

SUBJECT: Pioneer Glen Master Development Plan

DATE: July 12, 2004

I do not recommend approval of the Pioneer Glen Master Development Plan.

Pioneer Glen is a proposed subdivision of 589 residential units. UDC Section 35-503 requires 1 acre of parkland for every 114 residential units. Pioneer Meadows has a park dedication requirement of 5.2 acres of parkland or the equivalent fee in-lieu of dedication.

The applicant has identified four open space parcels on the submitted plan. None of these parcels meets the requirements of UDC 35-503. The applicant must submit an Open Space Provision and Maintenance Plan as outlined in 35-503(d)(2).

The plan review fee of \$240.00 was not submitted.

Ernest Brown

From: tsang@bexar.org
Sent: Thursday, August 25, 2005 1:31 PM
To: hcar@aces-sa.com; Ernest Brown
Cc: Michael Herrera; RBrach@bexar.org
Subject: Pioneer Glen **Approval**

Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649

-----Original Message-----

From: HAROLD [mailto:hcar@aces-sa.com]
Sent: Thursday, August 25, 2005 9:38 AM
To: Todd Sang
Subject: Pioneer Meadows - Pioneer Glen

Todd, can I help by addressing any questions on Pioneer Meadows and Pioneer Glen that I delivered to you 8/23/05. MDP extension expires on 9/03/05.

Thanks,

Harold Carrion
Engineering Technician
140 Heimer Rd. Suite 617
San Antonio, Texas 78232
210.828.0691
hcar@aces-sa.com

8/26/2005



INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION

233 N. Pecos La Trinidad, Suite 420
San Antonio, Texas 78207-3188
(210) 335-6700 • Fax (210) 335-6713

MEMORANDUM

DATE: August 23, 2005
TO: Michael Herrera, Development Services MDP Division
FROM: Bexar County Infrastructure Services Department
SUBJECT: Pioneer Glen Subdivision

The Bexar County Infrastructure Services Department has reviewed the Master Development Plan for the Pioneer Glen Subdivision located on the south side of Neal Road, west of Pleasanton Road in south Bexar County. Proposed to consist of 155 acres single-family residential use, this development is estimated to generate 4,804 average daily trips. Neal Road will be extended south through this development allowing four access points, two on each side of Neal, along the new extension.

The following improvements will be provided by the developer prior to completion of the Pioneer Glen Subdivision:

- Neal Road will be extended south through this development as an Enhanced Secondary Arterial with 120 feet ROW.
- Old Neal Road will be realigned into New Neal Road, creating a perpendicular T-intersection.
- Care should be taken in the final design in order to reduce long residential streets which may encourage speeding.
- All traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by Bexar County or the City of San Antonio.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.


Todd Sang
Civil Engineer Assistant

Ernest Brown

From: tsang@bexar.org
Sent: Wednesday, August 17, 2005 9:52 AM
To: Ernest Brown; hcar@aces-sa.com
Cc: Michael Herrera; RBrach@bexar.org
Subject: Pioneer Glen **Disapproval**

*Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649*

8/19/2005

140 Hiemer Rd., Ste. 617
San Antonio, TX 78232
Tel: (210) 828-0691
Fax: (210) 824-3055



Alamo Consulting Engineering & Surveying, Inc.

Transmittal

DATE: Friday, September 02, 2005

TO: Ernest Brown
City of San Antonio
1901 S. Alamo St.
San Antonio, TX 78205

RE: Pioneer Glen MDP
Pioneer Meadow MDP

PLEASE FIND: ☒ ATTACHED ☐ UNDER SEPARATE

☒ BLUELINE PRINTS
☐ XEROX COPIES

☐ MYLAR PRINTS
☐ SEPIA PRINTS

☐ SPECIFICATIONS
☐ PLANS

2005 SEP -7 A 8:35
NEW SERVICES

COPIES	DESCRIPTION	LATEST DATE
8	Pioneer Glen MDP	
8	Pioneer Meadow MDP	
1	8.5 x 11 Reduction	

TRANSMITTED:

☒ FOR APPROVAL
☐ AS REQUESTED

☐ REVIEW & COMMENT
☐ FOR BIDS DUE

☐ FOR YOUR FILE

REMARKS:

As per the conversation with Harold Carrion we have attached the following copies and reduction. Please call our office if any additional information or clarification is required.

IF ANY ADDITIONAL INFORMATION IS REQUIRED, PLEASE CONTACT THIS OFFICE.

COPIES TO: 106620,106610

DELIVERY METHOD: HAND

REC'D BY:

SIGNED BY: J. MURRAY

140 Hiemer Rd., Ste. 617
San Antonio, TX 78232
Tel: (210) 828-0691
Fax: (210) 824-3055



Alamo Consulting Engineering & Surveying, Inc.

RECEIVED

05 AUG 29 AM 9:16

Transmittal

LAND DEVELOPMENT
SERVICES DIVISION

DATE: Friday, August 26, 2005

TO: MIKE HERRERA
CITY OF SAN ANTONIO
DEVELOPMENT SERVICES

RE: PIONEER MEADOWS
PIONEER GLEN

PLEASE FIND: ☐ ATTACHED ☐ UNDER SEPARATE

☐ BLUELINE PRINTS
☐ XEROX COPIES

☐ MYLAR PRINTS
☐ SEPIA PRINTS

☐ SPECIFICATIONS
☐ PLANS

COPIES	DESCRIPTION	LATEST DATE
1	PIONEER MEADOWS, PIONEER GLEN - REQUEST FOR EXTENSION	

TRANSMITTED:

☐ FOR APPROVAL
☐ AS REQUESTED

☐ REVIEW & COMMENT
☐ FOR BIDS DUE

☐ FOR YOUR FILE

REMARKS:

IF ANY ADDITIONAL INFORMATION IS REQUIRED, PLEASE CONTACT THIS OFFICE.

COPIES TO:

DELIVERY METHOD:

REC'D BY:

SIGNED BY:

Harold Carrion
Engineering Technician
140 Heimer Rd. Suite 617
San Antonio, Texas 78232
210.828.0691

TRANSMITTAL



ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
140 HEIMER RD. , SUITE 617 SAN ANTONIO, TX 78247
PHONE : (210)828-0691
FAX NO.: (210)824-3055

TO: ERNEST BROWN
CITY OF SAN ANTONIO
PLANNING DEPARTMENT
1901 S. SOUTH ALAMO
SAN ANTONIO, TEXAS 78205

RE: PIONEER GLEN MDP

DATE: JULY 07, 2005

WE ARE SENDING YOU: ** ATTACHED UNDER SEPARATE COVER

 Blueline Prints **Mylar Prints** **Specifications** **Diskettes**
 Photostatic Copies **Sepia Prints** **Reproducible Plots**

COPIES	DESCRIPTION	LATEST DATE
6	PIONEER GLEN M.D.P.'S REQUEST FOR REVIEW WITH BLUELINES	
1	MASTER DEVELOPMENT PLAN	
1	MAJOR THOROUGHFARE	
1	TRAFFIC TIA - \$800.00 CK #2626 BILL MILLER CATTLE CO. DATED 09/01/04	
1	PARKS - OPEN SPACE	
1	HISTORIC	
1	BEXAR COUNTY PUBLIC WORKS	

2005 JUL 11 A 10:01
DEV. SERVICES

TRANSMITTED:

 X For Approval Review and Comment For Your File

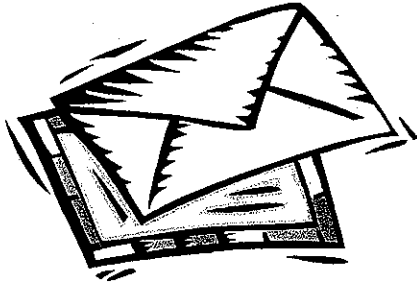
**REMARKS: THE FOLLOWING ITEMS FOR PIONEER GLEN MDP SUBMITTAL HAVE BEEN REVISED
AS PER YOUR COMMENTS IN THE LETTER DATED JANUARY 5, 2005.**

COPIES TO: _____

HOW DELIVERED: HAND

RECEIVED BY: _____

SIGNED: PAUL A. SCHRODER



Item for Pick-up!

For: Alamo Consulting Eng.
Paul Schroeder, Pioneer Glen
Pioneer Meadows

From: MDP
Dustin R. Finley

Shir Boh
2/22/05



Item for Pick-up!

For: Alamo Consulting Eng.

Paul Schroeder, Pioneer Glen
Pioneer Meadows

From: MDP

Dustin R. Finley

Steve Boh
2/22/05



City of San Antonio
 Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager **Planner II (Odd file Number)**

BILL MILLER CATTLE COMPANY
 430 SOUTH SANTA ROSA
 SAN ANTONIO, TX 78207

32-115,714
 1110
 11230001267
9/1/04 Date **2626**

Pay to the order of City of San Antonio

Eight hundred and no/100 \$ **800.00**

CHASE JPMorgan Chase Bank
 San Antonio Region
 1020 Northeast Loop 410
 San Antonio, TX 78209

For Inv. # 081804D

MP

☐ Plat Certification Required

Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: JULY 07, 2005

(Check One)

Project Name: PIONEER GLEN SUBDIVISION **File#** _____

Engineer/Surveyor: ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

Address: 140 Heimer Rd., Suite 617 San Antonio, Texas **Zip Code:** 78232

Phone: 210-828-0691 **Fax:** 210-824-3055

Contact Person Name: Paul A. Schroeder **E-mail:** pas@aces-sa.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)